o/c

बैंक ऑफ़ इंडिया BOI
Bank of India

BY REGISTERED POST WITH A/D

NOTICE OF SALE TO THE BORROWER UNDER RULE 8 & 9 OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Ref. No. CARB/GS/2024-2025/

DATE: 26.06.2024

M/s. Shri Auro bindo Spawn Laboratories
C/o Mr. Jeevakkesh Sundar & Mrs. S A Rani
Door No. 4,Kommetipettai, Arani,
Thiruvalluvar District, Chennai -601 101.

Mr. Jeevakkesh Sundar S/o Jawahar
Door No. 4 Kommittipettai,
Arani Village, Thiruvalluvar, Ponneri Taluk
Thiruvallur - 601 101.

Mrs. Rani S A W/o S.R. Anand
No 9/5D, Jeevarathnam Street
Arumbakkam, Chennai - 600 106.

Dear Sir / Madam,

Re: E-Auction Sale Notice for sale of immovable assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

The undersigned being Authorized Officer of Bank of India is having full powers to issue this notice of sale and exercise all the powers of sale under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the Rules framed thereunder.

You have committed default in payment of the outstanding dues in (i) Term Loan Rs.98,77,897.46 (Rupees Ninety eight lakhs seventy seven thousand eight hundred ninety seven and paise forty six only) plus interest @ 9.95 % from 31.05.2022 (ii) Cash Credit A/c- Rs. 6,30,392.20 (Rupees Six lakhs thirty thousand three hundred and ninety two and paise twenty only) plus interest @ 9.95 % from 31.05.2022 at monthly rests together with costs, charges, etc. in respect of credit facilities availed from our West Mambalam Branch. Hence, Bank has issued a Demand Notice dated 31.05.2022 to pay the above mentioned amount within 60 days. You have failed to pay the amount in full even after the expiry of 60 days. Therefore, the Authorized Officer, in exercise of the powers conferred under Section 13(4), took possession of the secured assets, more particularly described in the schedule, hereunder on 20.12.2022.

Present outstanding in the Term Loan is Rs.1,12,85,153.00 (Rupees One crore twelve lakhs eighty five thousand one hundred and fifty three only) plus applicable interest from 26.06.2024 and in Cash Credit Limit- Rs. 7,92,773.00 (Rupees Seven lakhs ninty two thousand seven hundred and seventy three only) plus applicable interest from 26.06.2024 at monthly rests together with costs, charges, etc. availed from our West Mambalam branch.

For BANK OF INDIA

Authorised Officer

आस्ति वसूली शाखा : "स्टार हाउस", चौथी मंजिल, 30 (पु.17), एर्राबालु स्ट्रीट, चेन्नई- 600 001.
Asset Recovery Branch : 'Star House', Fourth Floor, No. 30 (Old No.17), Errabalu Street, Chennai - 600 001.
फोन Phone : 044 - 66777456, 465, 557 ई-मेल E-mail : ARB.Chennai@bankofindia.co.in

Scanned with CamScanner

Scanned with OKEN Scanner

Notice is hereby given to you all to pay the above mentioned amount before the date fixed for sale, failing which the secured assets shall be put up for sale in the following mode, in the discretion of the Bank, either in one lot or more lots and on the terms and conditions as will be stipulated by the undersigned:-

Mode of Sale: By holding public auction through 'on line E-Auction'/Bidding Thro' Website https://www.mstcecommerce.com

Date of Sale: 25.07.2024

Time of Sale of Schedule Property: 11.00 AM to 05.00PM-with unlimited extension of 10 minutes duration each. Incremental bid will be Rs 50,000/-

Property No.1 Reserve Price: Rs.48.00 lakhs (Rupees Forty eight lakhs only)

Property No.2 Reserve Price: Rs.38.00 Lakhs (Rupees Thirty eight lakhs only)

Please note that all expenses pertaining to demand notice, taking possession, valuation and conducting sale etc. shall be first deducted from the sale proceeds, which may be realized by the undersigned and the balance of the sale proceeds will be appropriated towards your liability in the loan account. You are at liberty to participate in the sale to be held on the terms and conditions thereof including deposit of earnest money and/or you may bring suitable buyers for it. If any amount is paid or deposited by the Borrower, after the issuance of demand notice, it will be given due credit in the loan account.

The below mentioned property will be sold on "As is where is", "As is what is", and "Whatever there is basis" on 25.07.2024.

Please look for the sale advertisement that will appear in newspapers in due course.

DESCRIPTION OF THE IMMOVABLE PROPERTY

Schedule of Property No. 1

All piece and parcel of land and the building constructed thereon at Survey No. 533/2A1 (old Survey No.533/2A), Land measuring 1883 sq. ft.or Acre 0.4 1/4th cents, joint Patta No. 760, in the layout situated in No. 68, Arani village, Ponneri Taluk and Thiruvallur District. Built up area: GF:980 Sq.ft, FF: 980 Sq.ft, Total: 1960 sq.ft (as per approved plan) and GF: 1172 sq.ft, FF:1593 sq.ft, SF:1593 sq.ft,Total: 4358 sq.ft.(as per site)

Measuring:

North to South (Lower) Side	:	29 ft., 6"
North to South (UPPER) Side	:	29 FT,
East to West on the Northern	:	65ft., 9"
East to West on the Southern Side	:	63ft.

Boundaries:

North By : Property of Jeevakesh Sundar

South By : Property of Chakravarti Chettair

East By : Survey No. 529/1A, 529/1B, 529/1C

West By : Road

Property situated within the Arani Sub-Registration District in Chennai (North) Registration District, owned by Mr. Jeevakesh Sundar.

For BANK OF INDIA

Authorised Officer

Scanned with CamScanner

Scanned with OKEN Scanner

Schedule of Property No. 2

All that piece and parcel of residential apartment bearing Flat No. S-1, 2nd Floor, Plot No 37 comprised in S.No.4/1 of No.175, Gowrivakkam Village, forming part of approved layout called "V.G.P.Santhammal Nagar", approved in DTP No.152/72 of an extent of 2700 Sq.ft, Tambaram Taluk, Chengalpattu District, Built up area: 906 sq.ft. and other rights in common area, and UDS of land : 450 sq. ft.

Boundaries:

North By : 30 ft. Road

South By : Plot No. 40

East By : Eastern part of Plot No.36

West By : Plot No. 38

situated within the Sub-Registration District of Selaiyur (formerly Tambaram) and Registration District of Chennai (South), owned by Mrs. S A Rani.

Yours faithfully,

For BANK OF INDIA

Authorised Officer

AUTHORISED OFFICER
BANK OF INDIA

Place: Chennai

Scanned with CamScanner

Scanned with OKEN Scanner